



# Salt Spray Sheds

235 Great Western Road, South Dennis, MA

P: 508-398-1900 ~ E: [saltsprayshedsinc@comcast.net](mailto:saltsprayshedsinc@comcast.net)

[www.saltspraysheds.com](http://www.saltspraysheds.com)

**Subject: Step-by-Step Guide to Custom Post and Beam Building Construction**  
**(Timeline: 8 to 16 weeks)**

1. **Proposal Creation:** We start by creating a detailed proposal for your custom project based on your specifications and requirements.
2. **Payment for Engineered Stamped Plans:** Next, we will invoice you the cost of the engineered stamped plans. Please note, this payment covers the time spent creating these plans, but does not grant you ownership of the plans.
3. **Elevation Plan Development:** Our architect will then prepare an elevation plan. This will not be initiated until the invoice is fully paid.
4. **Customer Approval:** The elevation plan will be sent to you for review and approval.
5. **Frame Plan Creation:** Once the elevation plan is approved, the architect will proceed to develop the frame plan.
6. **Engineering Approval:** The frame plan is then sent to the engineer for approval.
7. **Submission to Building Department:** Upon the engineer's approval, the complete package, including all plans, will be submitted to the building department.

**Please bear in mind the following:**

- Due to the customized nature of our larger projects (garages, cottages, homes), we do not share interior designs.
- Homeowners are responsible for securing a building permit themselves or can contract with us for this service.



- Homeowners are also responsible for understanding and complying with zoning regulations. Salt Spray Sheds is not responsible for measuring setbacks prior to installation. If you are unsure on your setbacks, we suggest contracting with a land surveyor to stake your property and the building location.
  - If a building is wrongly placed due to improper setback measurements, there will be a charge to move it. This may include additional charges for site or foundation work.

Additionally, while we strive to provide efficient and effective services, there are certain aspects of the construction process that are beyond our control. Specifically:

- **Building Department:** Approval times and processes for building permits can vary significantly depending on the department. We do not have direct control over these timelines.
- **Foundation Vendors:** We work closely with our trusted vendors, but their schedules and timelines are determined by their own individual workflows and can be influenced by various external factors.
- **Product Delivery Timelines:** While we always aim for timely product delivery, potential delays in the manufacturing process, shipping issues, or unexpected events can affect the final delivery timeline.

We assure you that we always aim to mitigate potential delays and communicate promptly with our clients regarding any changes. However, these external factors can occasionally impact the project timeline. We appreciate your understanding and hope this guide provides a clear understanding of our process.

**If you have any further questions, please feel free to reach out.**